

## **5.1 LAND USE, PLANNING AND ZONING**

### **5.1.1 Introduction and Methodology**

Land Use and planning issues were analyzed as part of FSEIR #01-01 for the entire EastLake III development, of which this project is a small part. FSEIR #01-01 concluded that the EastLake III GDP and SPA proposed at that time would not result in adverse onsite land use compatibility conflicts with respect to noise, light, hydrology, aesthetics and public safety. Any potential land use conflicts would be avoided by providing grade differences between the land uses, separation by intervening roadways and landscaping. Landform and contour grading would be used whenever feasible to minimize internal aesthetic impacts. FSEIR #01-01 also concluded that the EastLake III GDP and SPA would not conflict with surrounding land uses.

FSEIR #01-01 analyzed the EastLake III GDP and SPA's consistency with local plans and policies. FSEIR #01-01 concluded that EastLake III was inconsistent with the General Plan land use and circulation and these inconsistencies account for the amendments proposed as part of the EastLake III project at that time. FSEIR #01-01 concluded that EastLake III was consistent with the Eastern Territories Area Plan with implementation of provisions described in the project design and Public Facilities Financing Plan. As described in FSEIR #01-01, the EastLake III project included amendments to the 1990 GDP to address the changes in boundaries and densities of residential areas, conversion of open space to parkland, conversion of a small portion of residential to retail commercial and commercial tourist and relocation of schools. The overall reduction in open space was not considered significant because the open space acreage proposed under the EastLake III project would still achieve the goals of the General Plan and was consistent with General Plan policies. The changes in boundaries and densities of land uses were not considered significant because the proposed changes would not result in significant land use incompatibility impacts.

In addition, FSEIR #01-01 concluded that the conceptual Tentative Map prepared for the EastLake III project would be consistent with the SPA Plan, and no significant impacts would occur. As stated in FSEIR #01-01, EastLake III is located outside of areas designated for conservation by the MSCP. EastLake III is subject to the Habitat Loss and Incidental Take (HLIT) Ordinance. FSEIR #01-01 concluded that the EastLake III project would be consistent with the SANDAG Regional Growth Management Strategy regarding air quality and transportation/congestion management. Design elements incorporated into the EastLake III project as well as the air quality and traffic mitigation measures reduce impacts associated with air quality and transportation/congestion management.

The following discussion focuses on the project-specific impacts to land use, planning and zoning that would result from the proposed EastLake III Senior Housing General Plan, GDP and SPA Amendments. The character of existing land use was analyzed based on a review of aerial photographs as well as site visits. In order to analyze impacts to city planning documents and policies, research into each applicable plan and policy was conducted. Research included a review of all elements of each plan or ordinance. A consistency analysis was performed for each relevant policy.

Aside from impacts to the existing and planned land uses analyzed by this section, a number of additional land use compatibility topics are addressed elsewhere in this EIR. *Aesthetics* is discussed in *Section 5.2*; *Traffic* issues are discussed in *Section 5.5*; *Air Quality* issues are described in *Section 5.6*; and *Noise* is discussed in *Section 5.7*.

### 5.1.2 Existing Conditions

#### Existing Site Conditions and Surrounding Land Uses

As shown in *Figure 5.1-1, Existing Land Use*, the 19.6-acre project site is currently undeveloped. Historically, the site was used for ranching, grazing and dry farming (EastLake III SPA Plan, July 2001). In 2002, the project site was rough graded as part of the mass grading activities associated with EastLake III. As such, the project site is relatively flat and is disturbed with patches of weedy plant species. A detention basin is located in the northern portion of the site, and the southern portion has been used as a staging area for temporary storage of building materials for development of other portions of EastLake III. The onsite slopes on the north and west sides of the site have been landscaped with either ornamental or native plant species. Slopes to the east and south of the site are not included within the project site. These slopes have been revegetated with native and ornamental habitat. All slopes surrounding the site are irrigated with potable water.

The area immediately surrounding the project site has been developed or is under construction and consists of a mix of land uses. To the west and south is the OTC; to the east is Lower Otay Reservoir; and to the north are developing commercial uses associated with the EastLake Vistas neighborhood. The OTC was opened in 1995 and provides residential and athletic facilities for US Olympic athletes. The EastLake Vistas neighborhood is approximately 229 acres and provides a range of residential housing types. The Vistas neighborhood is currently under construction. The parcel immediately to the north of the project site across Olympic Parkway is planned for commercial uses. Lower Otay Reservoir serves as a potable water reservoir and is maintained and operated by the City of San Diego. The slope area between the project site and Lower Otay Reservoir is designated as open space as part of the City of Chula Vista Eastern

Figure 5.1-1 Existing Land Use

Greenbelt and will be maintained by the EastLake III Homeowners Association, per the EastLake III development agreement.

Other nearby residential communities to the north include EastLake Woods, Rolling Hills Ranch, EastLake Trails, and EastLake Greens. To the west of the OTC are lands under the ownership of Otay Ranch. The Otay Ranch area is currently being developed in accordance with a GDP approved in 1993 by the City and County of San Diego (City of Chula Vista, 2001). South of the OTC is the “panhandle” parcel of EastLake III. The parcel is approximately 45 acres and is designated as Public/Quasi-Public land. To the east of the Otay Reservoirs is land within unincorporated areas of the County which consists of undeveloped land or agricultural fields.

Roadways that provide primary access to the project site include Olympic Parkway to the north and Wueste Road to the east. Olympic Parkway provides east-west access to the project site and is classified as a four lane major roadway east of Hunte Parkway. Wueste Road borders the project site to the east and is classified as a two-lane Class III collector roadway. Wueste Road is a windy two-lane road extending from Otay Lakes Road to the southern city limits.

### **Land Use Plans and Policies**

#### **Chula Vista General Plan**

The adopted Chula Vista General Plan (December, 2005) establishes goals and objectives to provide guidance for the growth of the City. The General Plan contains six elements: Land Use and Transportation, Economic Development, Housing, Public Facilities and Services, and Environmental and Growth Management. The General Plan designates the site as Commercial Visitor, therefore, the proposed project would be in conflict with the adopted General Plan, and require a General Plan Amendment.

The following General Plan policies are applicable to the proposed project and are shown in *Table 5.1-1*.

***Land Use and Transportation.*** The Land Use and Transportation Element establishes plans and policies to identify the general distribution of housing, businesses, industry, open space (including parks), education facilities and public buildings. In addition, policies and standards for the system of roadways, transit service, and bicycle and pedestrian facilities are established. Relevant land use and transportation objectives and policies are provided in *Table 5.1-1*. As a condition of the Tentative Map for the project, the applicant will be required to make a deposit to the City for future transit/bus stop improvements within the City.

**TABLE 5.1-1**  
**General Plan and General Development Plan Policy Consistency with the Proposed Project**

Policy Number	Policy Text	Consistency Analysis
<b>CITY OF CHULA VISTA GENERAL PLAN</b>		
<b>Land Use and Transportation Element</b>		
LUT 1.1	Ensure that land uses develop in accordance with the Land Use Diagram and Zoning Code in an effort to attain land use compatibility.	The proposed project is currently inconsistent with the land use designation and Zoning Code and therefore would be inconsistent with this policy. The proposed project will include a General Plan Amendment, which would change the existing land use designation from Commercial Visitor to Residential-High (18-27 Du/Ac). The project's density is proposed at nearly 27 Du/Ac. The proposed project would result in a loss of 18.4 acres of Commercial Visitor designation at this location. The project site was originally intended to provide hotel, meeting and other support uses for the OTC. According to the applicant, the site is not as viable for commercial visitor use as originally anticipated based on less demand for this use by the adjacent OTC. There are two (2) sites, located approximately 2.5 miles to the east and southwest from the site designated as Commercial Visitor, and may be more suitable for Hotel and Resort uses than at the subject site. The proposal for a high density senior active community at the site would provide housing for a segment of retiring age population that is not currently being met in the City of Chula Vista. With the proposed General Plan Amendment the project would be consistent with the General Plan. The proposed development will maintain the standards set in the General Plan's vision for the residential high designation. The project will be reviewed by the Design Review Committee to ensure that design guidelines and zoning standards are met.
LUT 1.8	Pursue higher density residential categories and retail demand that are not being met within the City.	The project includes the development of a 494-unit senior housing project on 19.6 acres with a density of nearly 27 du/ac. The project is therefore consistent with Policy LUT 1.8 by providing high density residential development.
LUT 1.9	Provide opportunities for development of housing that respond to diverse community needs in terms of density, size, location, and cost.	The proposed development provides high density housing opportunities to supplement the supply of single-family residential development in the EastLake area. The development will be dedicated for seniors and include a variety of housing sizes and price points. The project would be consistent with this policy.
LUT 1.10	Maintain an adequate supply of land designated and zoned for residential use at appropriate densities to meet housing needs, consistent with the objective of maintaining a balance of land uses.	The project would include development of 494 senior housing units which would increase the City's housing supply. The proposed project would be consistent with this policy. Additionally, see discussion for Policy LUT 1.1.

**TABLE 5.1-1**  
**General Plan and General Development Plan Policy Consistency with the Proposed Project**

Policy Number	Policy Text	Consistency Analysis
LUT 1.19	Evaluate land use intensities in conjunction with the review of any zone change and/or General Plan Amendment to permit density or modify intensity. Factors to be considered include, but are not limited to, the maximum intensity allowed for the applicable land use designation in the General Plan, traffic circulation patterns, environmental constraints, and compatibility with surrounding land uses.	The project would be compatible from a traffic and urban intensity perspective with surrounding development. The proposed project would be located adjacent to the terminus of Olympic Parkway (4-lane Major road), which would provide adequate access to the site and would not be significantly impacted by traffic from the proposed project. The project is surrounded by existing development including the Olympic Training Center to the east, a proposed 60,000 sq. ft. church and high density, residential development to the west of the OTC, and a future 12-acre commercial center directly north of project site, across Olympic Parkway and single-family residential development north of the commercial center. The site is graded and as such does not have significant environmental constraints. Thus, the proposed General Plan Amendment/Zone Change would not conflict with this policy.
LUT 3.2	Any such urban design guidelines and/or other development regulations shall also be consistent with other, related policies and provisions in this General Plan, including Sections LUT 7.3, 7.4, 7.5 and 7.6.	See discussion for Policy LUT 4.3 and 13.1. The project will be designed in accordance with the design guidelines of the amended SPA Plan. Development of the site therefore would not conflict with intended OTC buffering and presentation of Wueste Road aesthetics. The proposed project does not include any commercial or industrial uses, as discussed in LUT 7.3, therefore a consistency with LUT 7.3 is not provided. The project would include landscaped areas adjacent to the dedicated open space areas to the east and south of the proposed project site to be consistent with LUT 7.4. The project is not located within a TFA as outlined in LUT 7.5 and 7.6, therefore a determination of the project's consistency with these policies is not necessary.
LUT 4.3	Require that new development, or redevelopment, through consideration of site and building design, and appropriate transition and edge treatments does not negatively affect the nature and character of nearby established neighborhoods or development.	The proposed senior housing would be compatible with existing and proposed surrounding land uses including the OTC, Wueste Road and open space associated with the Chula Vista Greenbelt, and Olympic Parkway and the EastLake Vistas neighborhood which will include a mix of commercial and residential uses. The project's proposed 494-unit active senior housing project would result in approximately 1,235 new residents. The proposed buildings would be located on the graded portion of the site, with open space surrounding the development, most of which would serve as a buffer along Olympic Parkway and Wueste Road, which are designated scenic roadways in the General Plan and reflected in the GDP. The proposed project is located on one of the last two developable sites in EastLake III (the other being the 12-acre commercial center to the north), and could be classified as infill development; the site has always been planned for development. The project is required to maintain a minimum building setback of 20

**TABLE 5.1-1**  
**General Plan and General Development Plan Policy Consistency with the Proposed Project**

Policy Number	Policy Text	Consistency Analysis
		feet from the top of slope along the entire edge of the site, which would have no impact to scenic Olympic Parkway, Wueste Road or the adjacent trail. Additionally, the project is designed to step up from the lake to minimize massing. The single story element (the recreational center) would be in the eastern portion of the site, closest to the reservoir and open space. Grading of the site would result in an increase in elevation toward the eastern portion of the site. Multiple floor plans would be used to vary each elevation, and buildings would be rotated to avoid a "wall" effect on all sides of the property. The architecture would be Andalusian (southern Spain), with multiple balconies, recessed features, varied use of exterior colors and tiles, and extensive landscaping. Open space will be retained on adjacent slopes. In summary, this new development would not negatively impact the surrounding community character. The project will transition up from the reservoir and Wueste Road.
LUT 5.1	Promote mixed use development, where appropriate, to ensure a pedestrian-friendly environment, parks, and recreation in close proximity to one another.	The proposed project introduces high density residential development to the project site but does not include other elements associated with mixed-use development. The project proposes two view corridor/parks and a pedestrian path around the outer perimeter. An optional trail could link the project site to the existing OTC trail system, which connects to the City's regional trail along Wueste Road. The majority of parking will be underground to allow for an extra 0.5 acres of open space. Although many amenities provide for parks and open space next to residences onsite, the project does not represent an addition of mixed use development; however, due to adjacent land uses, a mixed use community would occur. The project is located in a pedestrian friendly environment adjacent to a recreation trail. Additionally, the project is located within walking distance to the public park approximately ¼ mile to the north and commercial development directly to the north.
LUT 5.2	Ensure new development that is organized around compact, walkable, mixed use neighborhoods and districts in order to conserve open space resources, minimize infrastructure costs, and reduce reliance on the automobile.	The proposed project site has always been proposed for development. The project represents infill development as it is surrounded by existing development on the south, west and north and the Lower Otay Reservoir to the east. Existing infrastructure is available to the project site. The mixture of land uses within this area of Chula Vista is intended to function as mixed use, with a variety of residential densities supported by commercial and recreational uses. Therefore, the project would not conflict with this policy. The project is located within walking distance to the public and commercial development to the north and walking trails along the western perimeter of Lower Otay Reservoir to the east. See also discussion for LUT 5.1.

**TABLE 5.1-1**  
**General Plan and General Development Plan Policy Consistency with the Proposed Project**

Policy Number	Policy Text	Consistency Analysis
LUT 5.13	Higher density residential and mixed use residential/commercial development should be designed to: <ul style="list-style-type: none"> <li>o Create a pleasant walking environment to encourage pedestrian activity.</li> <li>o Maximize transit usage.</li> <li>o Provide opportunities for residents to conduct routine errands close to their residence.</li> <li>o Integrate with surrounding uses to become a part of the neighborhood rather than an isolated project.</li> <li>o Use architectural elements or themes from the surrounding neighborhood.</li> <li>o Provide appropriate transition between land use designations to minimize neighbor compatibility conflicts.</li> </ul>	The proposed project is consistent with this policy. The project is within walking distance of support uses such as a community park and commercial uses. The project would provide multiuse open space and a pedestrian path around the outer perimeter. If the optional trail is constructed, it would link the project site to the existing OTC trail system. The existing regional trail along the western perimeter of the Lower Olay Reservoir is adjacent and east of the site. With respect to transit, the project will be conditioned to provide \$20,000 for future transit improvements as determined by the City's transit coordinator. The developing commercial center to the north would provide shopping opportunities within walking distance. Other commercial amenities are offered within a short driving distance at EastLake Parkway and Olympic Parkway. The proposed multi-family residential use would be compatible with adjacent uses including residential uses to the north, within the OTC and west of the OTC. See architectural treatment discussion for Policy LUT 4.3. Transitions to adjacent uses are provided by open space and Olympic Parkway to the north, and open space and elevation differences offered to the west between the proposed development and the OTC parking lot. Open space is the adjacent land use to the east and south.
LUT 6.1	Ensure through adherence with design guidelines and zoning standards that the design review process guarantees excellence in design, and that new construction and alterations to existing buildings are compatible with the best character elements of the area.	See discussion of Policy LUT 1.1 and 4.3.
LUT 6.2	Require that proposed development plans and projects consider and minimize project impacts upon surrounding neighbors.	Sections 5.2, 5.3, 5.4 and 5.9 of this EIR address potential impacts to significant natural and environmental resources. The site has been graded and has no natural features. With the implementation of mitigation measures discussed in these sections, impacts on surrounding neighborhoods would be less than significant. See also discussion of Policy 5.13.
LUT 6.3	Require that the design of new residential, commercial or public development is sensitive to the character of existing neighborhoods through consideration of access, compatible building massing, and building height transitions, while maintaining the goals and values set	The project proposes to construct a multi-unit senior housing facility that would be located across Olympic Parkway from the EastLake Vistas single-family neighborhood and commercial development area. The proposed project would be of similar architecture as the other surrounding development and would not be more than four stories in height. The existing PC District regulations height limit for structures is 45 feet, thus the project would be inconsistent by



**TABLE 5.1-1**  
**General Plan and General Development Plan Policy Consistency with the Proposed Project**

Policy Number	Policy Text	Consistency Analysis
	forth in the General Plan.	exceeding the current height limit by five feet. However, the PC District Regulations are being augmented to allow buildings heights to extend to 50 feet,. The revisions to the PC District Regulations also include provision for architectural features up to 65 feet in height. See architectural design treatment discussion for Policy LUT 4.3 and 13.1. Additionally, a newly proposed 20-foot building setback from the top of slope, and an open-space buffer along the eastern side of the property and Wueste Road would remain to soften the appearance along this edge. The open-space buffer will be undisturbed. The site grading will result in a terracing effect on the site thereby allowing the proposed development to meld into the topography. Furthermore, the existing landscaping buffer present between this site and the OTC will remain. Development of the site therefore would not conflict with intended OTC buffering and preservation of aesthetic qualities currently afforded to Wueste Road motorists/cyclists. The proposed project would be consistent with this policy.
LUT 6.7	Require that outdoor storage areas or salvage yards be screened from any public right-of-way.	The on-site trash enclosure will be screened from view of public rights-of-way, therefore the project would be consistent with this policy.
LUT 6.9	Coordinate with adjacent landowners, cities, and the County of San Diego in establishing compatible land uses for areas adjacent to the City's boundaries.	The project is located adjacent to the City of San Diego Lower Otay Reservoir which serves as a drinking water storage facility. All runoff from the site will be controlled and diverted away from the Lake to avoid impacts to the City of San Diego's drinking water. The land to the east of the site (surrounding Otay Lake) is part of the City of San Diego's MSCP preserve, the project would incorporate adjacency measures to avoid indirect impacts to sensitive biological resources. Development of the site would be compatible with uses at the OTC and would incorporate buffering between the two uses.
LUT 7.1	Protect adjacent stable residential neighborhoods by establishing guidelines that reduce the potential impacts of higher intensity mixed use, commercial, and urban residential developments (i.e., transitional areas).	Although the proposed project is a high density residential development, it would not be considered a transitional project area, but rather an in-fill area that has always been planned for development. The subject site is one of the two last remaining properties (beside the commercial site to the north) to be developed at the edge of the EastLake Vistas neighborhood, which is nearly 70% build out. It is also part of a master planned community development program with complimentary land uses to ensure a stable community. The proposed project does not include any mixed-use or commercial components that could potentially impact the surrounding single-family residential and OTC uses. The project is consistent with this policy.

**TABLE 5.1-1**  
**General Plan and General Development Plan Policy Consistency with the Proposed Project**

Policy Number	Policy Text	Consistency Analysis
LUT 7.2	Require new or expanded uses to provide mitigation or buffers between existing uses where significant adverse impacts could occur.	The project site has always been planned for development. The proposed EastLake Senior Housing Project is located on the west side of Wueste Road which acts as a buffer between the proposed development and the Lower Otay Reservoir. Thus, the proposed project will not be developed at the shoreline, and the public will continue to have access to Lower Otay Reservoir. The project is consistent with this policy.
LUT 7.4	Require landscape and/or open space buffers to maintain a naturalized or softer edge for proposed private development directly adjacent to natural and public open space areas.	The proposed development will include an open-space buffer along the eastern side of the property that borders Wueste Road. The open-space buffer will be undisturbed. The site grading will result in a terracing effect on the site thereby allowing the proposed development to meld into the topography. Furthermore, the existing landscaping buffer present between this site and the OTC will remain. Development of the site therefore would not conflict with intended OTC buffering and presentation of Wueste Road aesthetics.
LUT 8.4	Encourage and require where feasible, the incorporation of publicly accessible urban open spaces, including parks, courtyards, water features, gardens, passageways, paseos, and plazas, into public improvements and private projects.	Onsite recreational areas will be provided as part of the project and will be owned and maintained by a homeowners association for the benefit of residents. The project would also include fitness facilities, recreational rooms, two view corridor/parks and a pedestrian paseo around the outer perimeter for use by residents. The project would also be required to contribute a fair share to public open space development. Therefore, the project would be consistent with this policy.
LUT 10.4	Prior to the approval of projects that include walls that back onto roadways, the City shall require that the design achieves a uniform appearance from the street. The walls shall be uniform in height, use of materials and color, but also incorporate elements that add visual interest, such as pilasters.	Surrounding walls, as well as any noise attenuation walls, will follow the design guidelines outlined in the SPA Plan including textured surface material, periodic recessing or pilasters to break up the monotony of the walls and landscaping to soften the wall appearance. Therefore, the proposed project would be consistent with this policy. Wall treatments will be addressed in the design guidelines, and considered as part of the project's Design Review process to ensure quality urban design.
LUT 11.1	Promote development that creates and enhances positive spatial attributes of major public streets, open spaces, cityscape, mountain and bay site lines, and important gateways into the City.	The project will not directly enhance a major public street, cityscape, bay site lines or important gateways to the City, but would enhance the project site by constructing aesthetically pleasing buildings with a planned theme on an existing graded flat pad. The proposed project would not significantly diminish views of distant mountains.

**TABLE 5.1-1**  
**General Plan and General Development Plan Policy Consistency with the Proposed Project**

Policy Number	Policy Text	Consistency Analysis
LUT 11.2	Promote and place a high priority on quality architecture, landscape, and site design to enhance the image of Chula Vista, and create a vital and attractive environment for businesses, residents and visitors.	The project will be reviewed by the Design Review Committee to ensure that a vital and attractive environment for residents and visitors is provided at the site. Therefore, the project would be consistent with this policy. See also discussion for Policy LUT 4.3.
LUT 11.3	The City shall, through the development of regulations and guidelines, ensure that good project landscape and site design creates places that are well planned, attractive, efficient, safe and pedestrian-friendly.	The project site would include the landscaping onsite to provide visual interest to the building facades. A portion of the north-facing manufactured slope adjacent to Olympic Parkway and associated with the project entry would be recontoured and landscaped to be consistent with other slopes adjacent to the site. The site will be stepped back (westward) from the lake to reduce massing as well as southward from Olympic Parkway. Considerable open space areas will be provided onsite with landscaping. The project would be consistent with this policy. The EastLake III SPA Amendment includes required design guidelines. The proposed project would be subject to design review to assure consistency with the SPA amendment as well as the surrounding community.
LUT 11.4	Actively promote architectural and design excellence in buildings, open space, and urban design.	See discussion of Policy LUT 1.1 and 4.3.
LUT 11.5	Require a design review process for all public and private discretionary projects (which includes architectural, site plan, landscape and signage design) to review and evaluate projects prior to issuance of building permits to determine their compliance with the objectives and specific requirements of the City's Design Manual, General Plan, and appropriate zone or Area Development Plans.	See discussion of Policy LUT 1.1 and 4.3.
LUT 12.7	Continue to assess and mitigate the potential impacts of private development and public facilities and infrastructure to historic resources in accordance with the California Environmental Quality Act.	FSEIR #01-01 indicates that all cultural resources discovered in the Woods and Vistas community plan areas did not meet the significance criteria under CEQA. Therefore, because the project site has already been graded, and significant cultural resources were not noted in FSEIR #01-01 and associated Technical Cultural Resource Report, impacts to cultural resources have been adequately analyzed in previous environmental reviews. Cultural resources are therefore included as an effect found not significant.

**TABLE 5.1-1**  
**General Plan and General Development Plan Policy Consistency with the Proposed Project**

Policy Number	Policy Text	Consistency Analysis
LUT 13.1	Identify and protect important public viewpoints and view sheds throughout the Planning Area including features within and outside the planning area, such as mountains, native habitat areas, San Diego Bay, and historic resources.	The buildings are arranged with the majority internal to the site and oriented in offsetting manner with 3-story instead of 4-story elements at the corners to minimize massing and maximize viewshed corridors. The project site would include the landscaping of existing north-facing slopes adjacent to Olympic Parkway to improve the visual appearance above existing conditions. The project would also provide landscaping on the level portion of the project site to provide visual interest to the building facades. The site will be stepped back (westward) from the lake to reduce massing as well as southward from Olympic Parkway. The proposed buildings would be located on the graded portion of the site, with 10.9 acres of open space surrounding the development, most of which would serve as a buffer along Wueste Road, a designated scenic roadway in the General Plan and reflected in the GDP.
LUT 13.2	Continue to implement the City's planned open space network.	The proposed senior housing would be compatible with existing and proposed surrounding land uses including the Olympic Training Center, Wueste Road and open space associated with the Chula Vista Greenbelt, and Olympic Parkway and the EastLake Vistas neighborhood which will include a mix of commercial and residential uses. The proposed buildings would be located on the graded building pad, with open space surrounding the development. The project would be consistent with this policy.
LUT 13.4	Any discretionary projects proposed adjacent to scenic routes, with the exception of individual single-family dwellings, shall be subject to design review to ensure that the design of the development proposal will enhance the scenic quality of the route. Review should include site design, architectural design, height, landscaping, signage, and utilities. Development adjacent to designated scenic routes shall be designed to: <ul style="list-style-type: none"> <li>o Create substantial open areas adjacent to scenic routes through clustering development;</li> <li>o Create a pleasing streetscape through landscaping and varied building setbacks; and</li> </ul>	The proposed development is adjacent to an open-space buffer along the northern, eastern and southern sides of the property. The open-space buffer will be undisturbed. The site grading will result in a terracing effect on the site thereby allowing the proposed development to meld into the topography. Furthermore, the existing landscaping buffer present between this site and the OTC will remain. Development of the site therefore would not conflict with intended OTC buffering and presentation of Wueste Road aesthetics. The project will be reviewed by the Design Review Committee to ensure that open space area adjacent to scenic routes are provided.

**TABLE 5.1-1**  
**General Plan and General Development Plan Policy Consistency with the Proposed Project**

Policy Number	Policy Text	Consistency Analysis
	<ul style="list-style-type: none"> <li>Coordinate signage, graphics and/or signage requirements, and standards.</li> </ul>	
LUT 16.2	Ensure that new development and community activity centers have adequate transportation and pedestrian facilities.	Residents at the EastLake Senior Housing project will be able to walk to the adjacent community shopping center and community park. Access to larger commercial centers and libraries would require private vehicles. Sidewalks, bicycle paths and recreational trails are provided onsite, as well as throughout the EastLake community. A transit stop will be constructed at the commercial center north of the project. The project will be conditioned to provide \$20,000 for future transit improvements as determined by the City's Transit Coordinator, in the event that a transit facility is necessary to serve the project. Therefore, the project would be consistent with this policy.
LUT 23.1	Encourage the use of bicycles and walking as alternatives to driving.	See discussion of Policy 16.2.
LUT 23.8	Provide and maintain a safe and efficient system of sidewalks, trails, and pedestrian crossings.	Sidewalks will be provided throughout the development and will connect to existing sidewalks and trails along Wueste Road and Olympic Parkway. The HOA will be responsible for maintenance of sidewalks, trail connections and pedestrian crossings.
LUT 23.9	Promote walking by providing short, direct, safe and pleasant routes between residential areas and transit stations and/or activity centers.	The proposed project would be located directly south of a future 12-acre commercial center, which is planned to have a transit facility. Additionally, surrounding residential neighborhoods will be accessible via connecting sidewalks along Olympic Parkway. Therefore, this project is consistent with this policy.
LUT 23.10	Promote the system of trails envisioned within the Chula Vista Greenbelt.	The project proposes an optional trail connecting the development to the recreational trail along the OTC. Further, greenbelt trails exist adjacent and east of the site consistent with the Chula Vista Greenbelt Plan. Therefore, the project would be consistent with this policy.
LUT 23.12	Provide opportunities for use of personal mobility devices.	Sidewalks and paths within the development will be designed to accommodate use of personal mobility devices including wheel chairs, golf carts, etc. Public sidewalks are required to adhere to ADA standards. Therefore, the project would be consistent with this policy.

**TABLE 5.1-1  
General Plan and General Development Plan Policy Consistency with the Proposed Project**

<b>Policy Number</b>	<b>Policy Text</b>	<b>Consistency Analysis</b>
LUT 23.14	Require new development projects to provide internal bikeway systems with connections to the citywide bicycle network.	The proposed project does not provide an on-site internal bikeway system due to its relatively small size. However, bicycle friendly recreational trails exist adjacent to the site and would be accessible from the site. Therefore, the proposed project would be consistent with this policy.
LUT 29.1	Clustering in response to site constraints must accomplish one or more of the following: preservation of natural landforms, significant reduction in the amount and extent of grading, response to geologic, soil or other hazards, and/or protection of sensitive biological resources.	See discussion of Policy 6.2.
LUT 29.2	Clustering may also be allowed where it clearly accomplishes one or more of the following: aggregates open space with the project for amenity and recreational purposes, improves the visual and functional qualities of the project.	The project's building arrangement has been clustered as much as possible to reduce viewshed impacts and enhance recreational and amenity opportunities. The project is consistent with this policy.
LUT 31.5	Encourage consolidation of surface parking lots into structured parking facilities, where appropriately located and well-designed.	All resident parking would be provided in underground parking garages. Primarily visitor parking would be provided in surface lots. Placing the majority of the parking under the buildings allows for maximum open space on the site. This would allow for an extra 0.5 acres of open space. The project would be consistent with this policy.
LUT 33.1	Off-street surface parking areas should be located and designed in a manner that supports and does not conflict with pedestrian activity, such as to the side or rear of buildings wherever feasible. In pedestrian oriented areas, locate surface parking lots to the rear or side of buildings wherever feasible.	The majority of parking will be underground and will therefore not conflict with pedestrian activity on the project site. Surface parking spaces would be located along driveway areas, which would remain separate from pedestrian facilities including sidewalks, etc. The project is therefore consistent with this policy.
LUT 61.1	Adhere to the regulations established in existing GDP's and SPA's.	See discussion for Policy LUT 1.1.

**TABLE 5.1-1**  
**General Plan and General Development Plan Policy Consistency with the Proposed Project**

Policy Number	Policy Text	Consistency Analysis
LUT 61.3	Require all future community identification and signs and monuments to recognize communities as part of the City of Chula Vista.	The project entry way sign would be designed to be consistent with the EastLake III Design Guidelines, and require Design Review approval to ensure compatibility and quality urban design within the EastLake III community. City emblems would not be reflected on signage.
LUT 62.1	Require developments within the East Planning Area to provide resource management plans for water, air quality, recycling, solid waste management, and energy.	The proposed project would be required to provide Resource Management Plans in accordance with their Specific Plan. Therefore, the project would be consistent with this policy.
LUT 69.1	The policies and regulations within GDP's and SPA Plans that are specific to each community shall continue to guide the completion of development activities.	The project would be consistent with the GDP and SPA Plans upon approval of a GDP and SPA Plan Amendment by the City. The project is required to adhere to design and resource protection directives in these planning documents.
<b>Economic Development Element</b>		
ED 1.5	Consider fiscal implementations of General Plan amendments that propose changes to industrial and commercial lands.	The proposed project would result in a General Plan Amendment requesting a change in the designation of the site from Commercial- Visitor to High density residential uses. This would cause a decrease in the potential for fiscal gains. This issue is addressed in the project's Public Facilities Finance Plan; which contains a Fiscal analysis and is included in the SPA Plan. The decision-makers will consider the PFFP when taking action on the proposed project. The project would be consistent with this policy.
ED 1.6	Promote economic development that fosters job availability, economic revitalization and tax revenues	The development of the proposed project would generate the need for construction and landscaping jobs; but it would not result in the fostering of long term job availability. The development of senior residential housing units would generate tax revenues for the City. Therefore, the project would be consistent with this policy.
ED 2.3	Pursue a diverse supply of housing types and costs, as well as a diverse supply of jobs with varying income potential, to balance local job and housing opportunities.	The project proposes to construct senior housing units for a diversity of incomes. The developer would be required to comply with the City's affordable housing requirements. Although this project would create a demand for construction labor, it would not in and of itself create a significant amount of job opportunities. The project is a active senior facility which may generate volunteers for the local community. The proposed project is not inconsistent with this policy.

**TABLE 5.1-1**  
**General Plan and General Development Plan Policy Consistency with the Proposed Project**

Policy Number	Policy Text	Consistency Analysis
ED 2.4	Encourage home based businesses, as permitted by the Chula Vista Zoning Ordinance, where operations are compatible with the surrounding neighborhood	The project would create for sale residential living for seniors. The proposed project would not limit the creation of home-based businesses for future residents. The project would be consistent with this policy.
ED 2.6	Leverage economic development incentives to provide high quality jobs for Chula Vista residents.	See ED 2.3.
ED 6.1	Pursue actions to support development of tourism in the City.	Elimination of Commercial-Tourism uses on this site would render this project inconsistent with this policy. The site as zoned (Visitor/Tourist Commercial) was designed to support the activities resulting from the development of the Olympic Training Center (OTC). The original studies for the OTC concluded that based on the projected number of visitors, the OTC would be the number three tourist attraction in San Diego County. As of today, some 10 years after the opening of the OTC, the number of visitors has been far less than projected. With the visitor count below expectations, the development of the site as zoned is not economically viable. Since the zoning of this property, several other locations in Eastern Chula Vista have been planned for resort/hotel. These locations, Otay Ranch Village 13 (located west of Otay Lakes) and the EUC, both less than 2.5 miles from the site are better suited for resort/hotel development based on their surrounding land uses.
ED 6.3	Through subsequent planning programs, develop and promote various portions of the City, including the Chula Vista Bayfront, the Third Avenue District, Eastlake and the area surrounding Otay Lakes, as regional visitor destinations that could include hotels, meeting space and conference facilities.	See ED 6.1 discussion. The project would be inconsistent with this policy as it would not create hotels, or conference facilities.
ED 6.4	Plan and develop regional-serving commercial centers in identified areas throughout the City.	The project is inconsistent with this policy as it would not involve construction of new commercial services. See ED 6.1 discussion.
ED 6.6	Promote the City's natural amenities to visitors. (See also Objective EE-13 and Policy EE 13.1 in the Environmental Element regarding ecotourism.)	The proposed project would not impact a natural amenity. While the project would not discourage appreciation of Eastern Chula Vista's natural amenities, it does not specifically promote this appreciation. The proposed project is not a visitor serving use. See ED 6.1 discussion.



**TABLE 5.1-1**  
**General Plan and General Development Plan Policy Consistency with the Proposed Project**

Policy Number	Policy Text	Consistency Analysis
<b>Housing Element</b>		
3.1.1	Balanced Communities - The Community Development Department shall continue to achieve a balanced residential community through integration of low-income housing throughout the City, and the adequate dispersal of such housing to preclude establishment of specific low-income enclaves. Assure that programs create housing for large families and accommodate the needs of seniors and disabled persons.	The proposed project would develop housing for active seniors and is required to comply with the City's affordable housing requirements. The project will provide 25 -low and 25-moderate priced units offsite or pay in-lieu fee as established by the City Council in accordance with the EastLake III Supplemental Phase IV Affordable Housing Program. This requirement would result in a diversity of housing types and prices. The project would therefore be consistent with this policy..
3.1.2	Affordable Housing Requirement - A minimum of ten percent of each residential development of 50 or more units must be restricted for occupancy by and affordable to low- and moderate-income households, with at least one half of those units (five percent of project total units) for low income households.	See discussion of policy 3.1.1. The project would be consistent with this policy.
3.4.4	Special Needs of the Elderly, Disabled and Single-Parent Households - The Community Development Department shall encourage the development of housing suitable for the elderly and disabled persons as well as single-parent households to be in close proximity to public transportation and community services. This includes easy accessibility to special services such as day care, elder care, medical services or recreation.	The proposed project would result in construction of approximately 494 units of active senior housing. See discussion of LUT 5.1, 16.2 and 23.9 policies. The proposed project will not require day care services. The project is an active seniors community that will not provide assisted living care or onsite medical services. The proposed project would be consistent with this policy.
4.1.1	Affordable Housing Program – The Community Development department shall continue to work closely with developers to encourage that a portion of the low/moderate-income housing required under the City's Affordable Housing Program is built for home-ownership.	See discussion of policy 3.1.1. The project would be consistent with this policy..

**TABLE 5.1-1**  
**General Plan and General Development Plan Policy Consistency with the Proposed Project**

Policy Number	Policy Text	Consistency Analysis
6.1.1	Implement Federal and State Conservation Laws - The Planning and Building department shall require new developments to comply with applicable Federal, State, regional, and local policies and regulations regarding energy and water conservation and air quality improvement.	The developer would be required to comply with City policies and regulations regarding energy and water conservation for landscape plans and construction processes. As part of the SPA, the developer has prepared a Water Conservation Plan and an Air Quality Improvement Plan. These plans identify methods to achieve the City's water conservation and energy emissions standards. See discussion in Section 3.0 of this EIR regarding the content and purpose of these plans. The project would therefore be consistent with this policy.
6.1.3	Dual Piping, Housing Element - The Engineering Department shall continue to require the installation of dual-piping systems in new subdivisions to accommodate the use of reclaimed water for landscaping and other applications as feasible.	See discussion of Policy EE 3.3.
7.1.1	Affirmative Fair Marketing Plans - All developers of housing projects which contain more than 20 dwelling units are required to prepare an "Affirmative Fair Market Plan," which should be designed to attract prospective homebuyers and/or tenants within the proposed market area, regardless of gender, age, race, national origin, or religion.	The developer would be required to comply with the Affirmative Fair – Market Plan requirements to ensure that a diversity of future residents are attracted to the project. The project would be consistent with this policy.
<b>Public Facilities and Services Element</b>		
PFS 1.1	Coordinate with water districts by providing growth forecast information to allow the districts to plan and design water facilities to ensure adequate supply needed to accommodate anticipated growth.	The developer has presented the project to the Otoy Water District (OWD) and has received a "will serve letter" indicating that water supplies are available to service the project. The proposed project is consistent with this policy,
PFS 1.2	Plan for adequate systems and facilities to manage the City's wastewater generation, treatment and disposal.	The proposed project would require more sewer capacity than the previously proposed Commercial-Tourist use. However, the Olympic Parkway Sewer and Salt Creek Trunk Sewer are adequately sized to accommodate the proposed increase in outflows. , The proposed project is consistent with this policy.

**TABLE 5.1-1**  
**General Plan and General Development Plan Policy Consistency with the Proposed Project**

Policy Number	Policy Text	Consistency Analysis
PFS 1.3	Plan and design drainage facilities, and upgrade existing facilities as necessary to meet current needs, accommodate growth and to satisfy state and federal requirements.	The proposed land use would not require new or expanded storm water drainage facilities. See discussion in Section 5.4, <i>Water Quality and Hydrology</i> . Therefore, the project would be consistent with this policy.
PFS 1.4	For new development, require on-site detention of storm water flows such that, where practical, existing downstream structures will not be overloaded. Slow runoff and maximize on-site infiltration runoff.	Mitigation measure 5.4-q would require that the proposed project shall comply with the City's Standard Urban Stormwater Management Plan (SUSMP). In addition, prior to issuance of grading permits the City Engineer shall approve all post construction BMPs including but not limited to the use of detention basins and erosion controls. Further, the project would be required to assure that post- development runoff volumes do not exceed pre-development volumes. These mitigation measures would ensure that drainage facility impacts do not occur. See also discussion in Section 5.4, <i>Water Quality and Hydrology</i> . Therefore, the project would be consistent with this policy.
PFS 2.2	As part of project construction and design, assure that drainage facilities in new development incorporate stormwater runoff and sediment control, including state-of-the-art technologies where appropriate.	As discussed in Section 5.4, all onsite drainages shall be treated onsite with stormwater treatment facilities. See discussion in Section 5.4, <i>Water Quality and Hydrology</i> . Therefore, the project is consistent with this policy.
PFS 2.3	In designing water, wastewater and drainage facilities, limit the disruption of natural landforms and water bodies. Encourage the use of natural channels that simulate natural drainage ways while protecting property.	Mitigation measure 5.4-d would require the applicant to design surface drainage to collect and discharge runoff into existing drainage structures. All drainage systems shall be designed in accordance with the City's Engineering Standards. See discussion in Section 5.4, <i>Water Quality and Hydrology</i> . Therefore, the project is consistent with this policy.
PFS 4.1	Continually monitor wastewater flows and anticipate future wastewater increases that may result from changes in adopted land use patterns.	See response to PSF 1.2 above. The City, as part of their standard monitoring program will ensure that systems are not over loaded once construction is completed. Therefore, project is consistent with this policy.
PSF 5.1	Continue to adequately equip and staff the Fire Department to ensure that established service standards for emergency calls are met.	Mitigation measure 5.8-h would require the City to monitor Police and Fire Department responses to emergency calls and report the results to the GMOC on an annual basis. Further, the project would be required to pay a fair share fee to help sustain police and fire levels of

**TABLE 5.1-1**  
**General Plan and General Development Plan Policy Consistency with the Proposed Project**

Policy Number	Policy Text	Consistency Analysis
		service. See discussion in Section 5.8, <i>Public Services and Utilities</i> . Therefore, the project would be consistent with this policy.
PSF 5.2	Upgrade fire and emergency medical equipment as required to protect the public from hazards and to ensure the safety of fire fighters	The developer would be required to pay public facility fees for fire services. In addition, mitigation measure 5.8-h would require the City to monitor Police and Fire Department responses to emergency calls and report the results to the GMOC on an annual basis. See discussion in Section 5.8, <i>Public Services and Utilities</i> . Therefore, the project would be consistent with this policy.
PSF 5.3	Support the provision of new fire stations as deemed necessary through the existing or updated Fire Station Master Plan.	See discussion for policy PSF 5.1 and 5.2. Therefore, the project is consistent with this policy.
PSF 5.4	Provide adequate law enforcement staff and equipment pursuant to Police Department strategic plans to meet established service standards.	See discussion for policy PSF 5.1 and 5.2. Therefore, the project would be consistent with this policy.
PFS 5.6	Encourage crime watch programs in all neighborhoods.	The proposed project would not preclude initiation of a crime watch programs. The project would not be inconsistent with this policy.
PSF 5.7	Prior to approval of any discretionary projects, ensure that construction is phased with provision of police and fire protection services such that services are provided prior to or concurrent with need.	See discussion for policy PSF 5.1 and 5.2. Therefore, the project would be consistent with this policy..
PFS 6.1	Continue to require new development and redevelopment projects to demonstrate adequate access for fire and police vehicles.	The City's Fire Department was contacted and have indicated that adequate resources are available to service the project. Therefore, the project is consistent with this policy.
PFS 6.2	Require new development and redevelopment projects to demonstrate adequate water pressure to new buildings.	The developer shall demonstrate that the proposed development would provide adequate water pressure prior to final map approval. Therefore, the project would be consistent with this policy.

**TABLE 5.1-1**  
**General Plan and General Development Plan Policy Consistency with the Proposed Project**

Policy Number	Policy Text	Consistency Analysis
PFS 6.3	Encourage Crime Prevention Through Environmental Design (CPTED) techniques in new development and redevelopment projects.	The police department reviews all development plans during the design review process, and requires project features as necessary to prevent crime. The proposed project would be consistent with this policy.
PSF 9.1	Coordinate with local school districts during review of applicable discretionary approval to provide adequate school facilities, to meet needs generated by development and to avoid overcrowding in accordance with the guidelines and limitations of Government Code 65996(b).	As indicated in Section 5.8 of this EIR, the project would be required to pay a fair share fee for school impacts. Payment of this fee would reduce the potential for overcrowding at local schools. The proposed project would be consistent with this policy.
PSF 11.1	Coordinate with the Chula Vista Public Library during review of land use issues requiring discretionary approval to provide adequate library facilities that meet the needs generated by development.	As indicated in Section 5.8, the project would be required to pay fair share library impact fees to off-set new demand on library services. Therefore the project is consistent with this policy.
PSF 14.1	Maximize the use of existing parks and recreation facilities through upgrades and additions/changes to programs to meet the needs of the community.	The developer would be required to comply with the Chula Vista Municipal Code Section 17.10.4; which requires developers to dedicate land and provide improvements for park and recreational purposes. As indicated in the SPA Plan amendment, parkland dedication can be mitigated by payment of the park acquisition component of the Park Acquisition and Development Fee (PAD Fee) Contribution to the development of future parks in a coordinated fashion or payment of the above referenced fees would be consistent with this policy.
PSF 14.2	Construct new parks and recreation facilities that reflect the interests and needs of the community.	The proposed project would construct a recreational building onsite for the use of its residents. In addition, the project entails an optional trail feature that would connect the proposed project with the OTC facility. These recreational facilities would cater to the needs/interests of the 55 plus community which would ensure consistency with this policy.
PFS 14.5 & PSF 15.7	Work with proponents of new development projects and redevelopment projects at the earliest stages to ensure that parks, recreation, trails and open space facilities are designed to meet City standards and are built in a timely manner to meet the needs of residents they will serve.	See discussion for PSF 14.1 above. The project would be consistent with this policy.

**TABLE 5.1-1**  
**General Plan and General Development Plan Policy Consistency with the Proposed Project**

Policy Number	Policy Text	Consistency Analysis
PSF 23.4	Assure that utility facilities safely integrate into the developed landscape.	All utilities will be designed in accordance with generally accepted safety measures including casing, installation of markers, etc. Therefore, the project is consistent with this policy.
<b>Environmental Element</b>		
EE 1.1	Implement the City of Chula Vista MSCP Subarea Plan.	The proposed project would be consistent with the City's MSCP Subarea Plan (see Section 5.8, <i>Biological Resources</i> ); and therefore it would be consistent with this policy.
EE 2.1	Ensure safely swimmable and fishable surface waters through careful management of land uses and activities within Chula Vista.	Construction of the proposed project has the potential for short-term impacts to surface water quality due to increased runoff and sediment transport from the site. Urban runoff would be directed to Olympic Parkway. Approximately 10 of the 19.6 acre site would consist of an impervious surface (P&D Consultants, 2005). Mitigation measures, including adherence to the SWRCB NPDES General Permit, development of a SWPPP, post-construction erosion control measures, obtaining approval for structural drainage design and operation and other BMPs will ensure that the project is consistent with Policy EE 2.1. Any urban runoff that drains to the Lower Otay Reservoir would comply with the City of San Diego Source Water Protection Guidelines (2004) for new development.
EE 2.2	Pursue safe alternatives to traditional pest management methods in order to reduce toxics in urban runoff and large open uses of land (e.g., golf courses, parks, agricultural lands).	The project's HOA will be responsible for ensuring that pest management companies servicing the project are using safe alternatives to traditional pest management. Therefore, the project would be consistent with this policy.
EE 2.4	Ensure compliance with current federal and state water quality regulations, including the implementation of applicable NPDES requirements and the City's Pollution Prevention Policy.	The project includes mitigation to ensure that federal and state water quality regulations are met. See Section 5.4, <i>Water Quality and Hydrology</i> . Therefore the project would be consistent with this policy.
EE 2.5	Encourage and facilitate construction and land development techniques that minimize water quality impacts from urban development.	See discussion of Policy EE 2.1. The proposed project would be consistent with this policy.

**TABLE 5.1-1**  
**General Plan and General Development Plan Policy Consistency with the Proposed Project**

Policy Number	Policy Text	Consistency Analysis
EE 3.1	Promote state-of-the-art water conservation practices in existing and new development, where proven to be safe and environmentally sound.	The project will use native, drought tolerant plants for revegetation of the offsite optional construction access road and onsite landscaping, which will reduce watering requirements. Therefore, the project would be consistent with this policy.
EE 3.2	Promote the use of low water demand landscaping and drought tolerant plant materials in both existing and new development.	See discussion of Policy EE.3.1. The proposed project is consistent with this policy.
EE 3.3	Where safe and feasible, promote and facilitate the continued use of recycled water in new developments, and explore opportunities for the use of recycled water in new redevelopment projects.	Due to the proximity of the project to the Lower Otay Reservoir, the use of recycled water for landscaping is prohibited. Slopes that drain toward the reservoir are currently irrigated with potable water. The proposed project will be required to comply with the City of San Diego's Source Water Protection Guidelines for New Development [2004]. The project would not be inconsistent with this policy due to the overriding requirements associated with the site's location adjacent to a drinking water source.
EE 3.5	Require the preparation and implementation of Water Conservation Plans for large development and redevelopment projects in accordance with the City's Water Conservation Plan Guidelines or its equivalent, pursuant to the City's Growth Management Program.	A Water Conservation Plan for the project has been prepared and is incorporated into the SPA Plan. Final approval of the Water Conservation Plan will occur during final project approvals to ensure that the policies of the City's Growth Management Program are incorporated.
EE 6.7	Encourage innovative energy conservation practices and air quality improvements in new development and redevelopment projects consistent with the City's Air Quality Improvement Plan Guidelines or its equivalent, pursuant to the City's Growth Management Program.	An Air Quality Improvement Plan for the project has been prepared and is incorporated into the SPA Plan. Final approval of the Air Quality Improvement Plan will occur during final project approvals to ensure that the policies of the Growth Management Program are incorporated. During construction, BMPs to facilitate less vehicle idling, spay-down of soil stockpiles, etc. will be promoted. Further, should the project include the optional trail, this feature would facilitate non-motorized transportation between the project and OTC.
EE 6.10	The siting of new sensitive receivers within 500 feet of highways resulting from development or redevelopment Projects shall require the preparation of a health risk assessment as part of CEQA review of the project.	The project site is not located within 500 feet of a highway and would therefore not be required to conduct a health risk assessment.

**TABLE 5.1-1**  
**General Plan and General Development Plan Policy Consistency with the Proposed Project**

Policy Number	Policy Text	Consistency Analysis
	Attendant health risks identified in the HRA shall be feasibly mitigated to the maximum extent practicable in accordance with CEQA, in order to help ensure that applicable federal and state standards are not exceeded.	
EE 6.11	Develop strategies to minimize CO hot spots that address all modes of transportation.	The proposed project would not contribute to CO hotspots. For further discussion see Section 5.6 Air Quality.
EE 7.1	Promote development of regulations and building design standards that maximize energy-efficiency through appropriate site and building design and through the use of energy-efficient materials, equipment and appliances.	The project will be reviewed by the Design Review Committee and through building and planning plan check to ensure that building design maximizes energy-efficient materials, equipment and appliances. Therefore, the project would be consistent with this policy.
EE 8.2	Support the development of composting programs for commercial and residential development.	The proposed project would not have a specific area dedicated to composting. However, the project covenants would not prohibit the HOA from developing such a program/location. Therefore the project would not preclude establishment of a composting program.
EE 8.3	Implement source reduction strategies, including curbside recycling, use of small collection facilities for recycling, and composting.	Prior to approval of final site plans, the applicant shall demonstrate compliance with recycling policies in the City's General Plan and Municipal Code. Demonstration of compliance with these policies shall include construction of onsite recycling facilities, recycling program establishment, etc. See also response to policy EE 18.1 and EE 18.2.
EE 8.5	Encourage the reduction of household hazardous waste generation and disposal by promoting the use of safe substitutes and by promoting and facilitating recycling of household hazardous waste.	See response to Policies EE 8.3, EE 18.1, EE 18.2 and EE 18.3.
EE 9.1	Continue to assess and mitigate the potential impacts of private development and public facilities and infrastructure to cultural resources in accordance with the California Environmental Quality Act.	FSEIR #01-01 indicates that all cultural resources discovered in the Woods and Vistas community plan areas did not meet the significance criteria under CEQA. Therefore, because the project site has already been graded, and significant cultural resources were not noted in FSEIR #01-01 and associated Technical Cultural Resource Report, impacts to cultural resources would not occur. Therefore the project would be consistent with this policy.



**TABLE 5.1-1**  
**General Plan and General Development Plan Policy Consistency with the Proposed Project**

Policy Number	Policy Text	Consistency Analysis
EE 9.3	Discourage disruption, demolition, and other negative impacts to historic cultural resources.	There are no historic resources located on the project site, therefore conflicts with this policy will not occur. See also response to Policy EE 9.1.
EE 10.1	Continue to assess and mitigate the potential impacts of private development and public facilities and infrastructure to paleontological resources in accordance with the California Environmental Quality Act.	A qualified paleontologist will be retained during project grading to analyze any paleontological resources that may be unearthed during construction activities; therefore, the project would be consistent with this policy.
EE 11.1	Provide an integrated network of open space areas as needed throughout the City to serve residents as well as to serve as a regional asset and attractor of visitors (e.g., on the Bayfront and within the Otay River Valley).	The project would include two view corridor/parks and a pedestrian paseo around the outer perimeter. While these facilities would serve future residents, these facilities would not be open to the public. Therefore, the project would be inconsistent with this policy.
EE 11.5	Encourage the creation of connected paseos and trails between community activity areas and enhance with kiosks and rest stations.	The project would include two view corridor/parks and a pedestrian paseo around the outer perimeter. These facilities would be equipped with rest areas, therefore the project would be consistent with this policy.
EE 11.10	Encourage the retention of open space area, including undeveloped natural areas and utility corridors, wildlife corridors, and key scenic corridors.	The project will include planned open space areas and may also provide a trail connection to a recreational trail along the OTC. The project site is currently devoid of any natural areas, utility corridors or wildlife corridors. The project site is, however, adjacent to Olympic Parkway and Wueste Road, both designated as scenic highways. The buildings will be stepped back (westward) from Wueste Road to reduce massing as well as southward from Olympic Parkway. This scaling technique will help reduce the appearance of an intrusion into the view corridor.
EE 14.1	To the maximum extent practicable, protect against injury, loss of life, and major property damage through engineering analysis of potential seismic hazards, appropriate engineering design, and the stringent enforcement of all applicable regulations and standards.	The project includes mitigation to minimize injury, loss of life and property damage as a result of potential seismic hazards (see Section 5.3, Geology and Soils). Adherence to these mitigation measures will enable the project to be consistent with this policy.
EE 14.2	Prohibit the subdivision, grading or development of lands subject to potential geologic hazards in the absence of	The project includes mitigation to minimize potential geotechnical risks (see Section 5.3 Geology and Soils). As a condition of grading permit issuance, a geotechnical/soils report will be

**TABLE 5.1-1**  
**General Plan and General Development Plan Policy Consistency with the Proposed Project**

Policy Number	Policy Text	Consistency Analysis
	adequate evidence demonstrating that such development would not be adversely affected by such hazards and would not adversely affect surrounding properties.	provided to the City Engineer to ensure that project design is consistent with recommendations outlined in the report.
EE 14.3	Require site-specific geotechnical investigations for proposals within areas subject to potential geologic hazards and ensure that all measures deemed necessary by the City Engineer and/or Building Official to avoid or adequately mitigate such hazards will be implemented.	A detailed geotechnical/soils report will be provided to the City Engineer prior to issuance of a building permit (see Section 5.3 Geology and Soils). The report would contain all necessary specifics related to construction techniques, building construction designs, etc. that would ensure geotechnical safety.
EE 15.1	Prohibit the subdivision, grading or development of lands subject to potential flood hazards in the absence of adequate evidence demonstrating that such proposals would not be adversely affected by such hazards and that such proposals would not adversely affect surrounding properties. Require site-specific hydrologic investigations for proposals within areas subject to potential flood hazards and ensure that all measures deemed necessary by the City Engineer to avoid or adequately mitigate such hazards will be implemented.	The project area is not located within a 100-year flood zone that could adversely affect the project site. Therefore, the project would be consistent with this policy.
EE 18.1	Provide convenient and affordable household hazardous waste collection facilities and services for residents and small businesses, including City facilities, community collection events, and curbside collection.	The project's trash handling area would be equipped with hazardous household waste recycling opportunities.
EE 18.2	Minimize the use of toxic products by residents and small businesses through public education on alternative products and methods.	The proposed project would not involve the routine transport, use or disposal of hazardous material. The proposed project would neither encourage nor discourage the use of toxic products by residents.
EE 20.2	Through the environmental review of proposed developments in accordance with the California	No hazardous wastes or substances are located on the project site or proposed for use, manufacture or distribution from the site (less landscape fertilizers, household cleaners, etc.).

**TABLE 5.1-1**  
**General Plan and General Development Plan Policy Consistency with the Proposed Project**

Policy Number	Policy Text	Consistency Analysis
	Environmental Quality Act, the City shall ensure that significant and potentially significant adverse effects from facilities using, storing and handling hazardous materials and waste to existing and planned surrounding land uses will be avoided.	Additionally, there are no hazardous facilities in the vicinity of the project site that may impact future residents of the facility.
EE 21.1	Apply the exterior land use noise compatibility guidelines contained in Table 9-1 of the Environmental Element to new development where applicable and in light of project-specific considerations.	The exterior noise level would comply with the City's exterior noise requirement, as discussed in Section 5.7 Noise.
EE 21.2	Where applicable, the assessment and mitigation of interior noise levels shall adhere to the applicable requirements of the California Building Code with local amendments and other applicable established City standards.	The project has the potential to expose future residents to interior noise levels greater than the City's allowable limit of 45 dB CNEL. The use of inoperable or double paned windows will address these impacts. Therefore, the project would be consistent with this policy.
EE 21.3	Promote the use of available technologies in building construction to improve noise attenuation capacities.	Buildings will be designed with materials to reduce noise impacts to the maximum extent practicable. Therefore, the project would be consistent with this policy.
EE 22.1	Work to stabilize traffic volumes in residential neighborhoods by limiting throughways and by facilitating the use of alternative routes around, rather than through neighborhoods.	The project would be gated and does not include through roads. Therefore, the project would not promote traffic patterns that would become a nuisance, therefore rendering the project consistent with this policy.
EE 22.4	Encourage walking, biking, carpooling, use of public transit, and other alternative modes of transportation to minimize vehicular use and associated traffic noise.	Sidewalks will be provided throughout the project site and will link to existing sidewalks along Olympic Parkway. Should the optional trail be constructed, an additional connection to the OTC via non-motorized transport would be provided. Therefore, the project would be consistent.
EE 22.5	Require projects to construct appropriate mitigation measures in order to attenuate existing and projected traffic noise levels in accordance with applicable	The exterior noise level would be mitigated in accordance with the City's noise thresholds (see Section 5.7, Noise). The project would therefore be consistent with this policy.

**TABLE 5.1-1**  
**General Plan and General Development Plan Policy Consistency with the Proposed Project**

Policy Number	Policy Text	Consistency Analysis
	standards, including the exterior land use noise compatibility guidelines in Table 9-1 of the Environmental Element.	
EE 23.1	Provide public outreach efforts and public involvement opportunities for residents affected by proposed City projects.	The proposed project is a private development project, therefore public outreach efforts expected of City sponsored projects would not be necessary.
EE 23.2	Plan for the equitable distribution of public facilities and services.	The project is part of the larger EastLake III development that provides a number of public facilities and services to the project site and surrounding area. These facilities are dispersed in an orderly/equal manner across the EastLake neighborhoods. Development of the proposed project would not result in a reallocation of those resources; therefore, the project would be consistent with this policy.
EE 23.4	Build new schools and residential dwellings with sufficient separation and buffering from industrial facilities and uses that pose a significant hazard to human health and safety.	The project is not located in the vicinity of any industrial uses and is not located on or in the vicinity of a hazardous materials site. Therefore, the project would be consistent with this policy.
EE 23.5	Promote more livable communities by expanding opportunities for transit-oriented development.	The project does not include any components for transit-oriented development. However, should the applicant choose to construct the trail, non-motorized transportation opportunities between the project and OTC would result. Finally, the location of dense residential development near proposed commercial center will help congregate population in a single area to take advantage of transit should the trail be constructed.
<b>Growth Management Element</b>		
GM 1.5	As part of the Growth Management Program, conduct an ongoing Development Monitoring Program focused on new development activity and related infrastructure and public facility construction to determine compliance with Threshold Standards and other City policies and programs.	The developer would be required to comply with City requirements related to the Development Monitoring Program. Therefore the project would not preclude the City from maintaining consistency with this policy.

**TABLE 5.1-1**  
**General Plan and General Development Plan Policy Consistency with the Proposed Project**

Policy Number	Policy Text	Consistency Analysis
GM 1.8	Adopt and periodically update Development Impact Fee Programs that assure that new development contributes a proportional share of funding for necessary municipal infrastructure and public facilities.	The developer would be required to pay their fair share of Development Impacts Fees for necessary municipal infrastructure and public facilities. Therefore, the project would be consistent with this policy.
GM 1.9	Require that all Major Development projects prepare a Public Facilities Financing Plan (PFFP) that articulates infrastructure and public facilities requirements and costs and funding mechanisms.	A PFFP has been prepared for the proposed project and is included in the SPA Plan. Therefore, the project is consistent with this policy.
GM 2.2	Require a Fiscal Impact Analysis to be conducted for Major Development Projects that documents the project's effect upon the City's operating budget over time.	A PFFP has been prepared for the proposed project, which contains a Fiscal analysis and is included within the SPA Plan. The PFFP discusses this subject, and has been reviewed by the City's Finance department for fiscal impacts to the City's budget. The Finance department has indicated that there are no fiscal impacts to the City's budget as a result of the proposed project. Therefore, the project would be consistent with this policy.
GM 3.3	Assure that all new infill development within existing urban areas pays it proportional share of the cost for urban infrastructure and public facilities required to maintain the Threshold Standards as adopted for its area of impact.	The developer would be required to pay a fair share cost of urban infrastructure and public facilities required to maintain the Threshold Standards set by the City's Growth Management Ordinance. Therefore, the project would be consistent with this policy.
GM 3.8	Encourage the creation of vibrant and varied neighborhoods and a diversity of housing types including housing affordable to a range of income groups, consistent with Housing Element objectives.	The proposed project would provide senior housing within a single family residential community. In addition, the proposed project is required to comply with the City's affordable housing requirements; which would result in a variety of sale prices offered to the senior community. The project would be consistent with this policy.
<b>EASTLAKE III GENERAL DEVELOPMENT PLAN</b>		
<b>1.1.3.3 – Residential Goals</b>		
	Provide an opportunity to create unique private communities overlooking the Otay Reservoirs and mountains along the eastern edge of the plan.	The proposed project would be consistent with this policy as it consists of a unique high-density "Active Adult Community" private residential development along the eastern edge of the planning area overlooking Lower Otay Reservoir and the mountains to the east. The project will be an age restricted "for sale" residential "gated" community on a 19.6 acre site. Residents will be

**TABLE 5.1-1**  
**General Plan and General Development Plan Policy Consistency with the Proposed Project**

Policy Number	Policy Text	Consistency Analysis
		restricted to age 55 and over. The residential component will consist of 494 condominium units resulting in a density of approximately 27 units/acre. The proposed project would be the first "Active Adult Community" of this type in Chula Vista and South San Diego County.
	To promote new home opportunities for all economic levels, economic stability and the enhancement of property values	The project would be consistent with this policy: in accordance with the City's affordable housing requirements, the project is proposing to provide 50 units (25 low and 25 moderate) in a nearby offsite location. The project will consist of for-sale housing which will help to enhance surrounding property values. Finally, due to the Active Adult nature of the project, the residents will help provide a community anchor in support of nearby commercial development, the OTC and nearby residential neighborhoods.
	Identify the private costs of public policies for housing and development and balance them with the intended benefits to the community, recognizing these costs are paid by new home buyers.	The policies of the GDP, SPA and other planning documents result in the private land owner shouldering a portion of the costs of providing visually appealing developments, maintenance of view corridors and provision of community facilities. Due to the various set backs, architecture, building placement and amenities built into the project, the developer is providing these benefits. The developer) will also bear the costs of building 50 affordable housing units on a site within the EastLake community or pay an in-lieu fee. This constitutes a private entity sharing in the cost of public housing policies.
	Encourage emerging housing concepts and provide a variety of housing types to meet the needs of various age groups, income levels and family sizes.	This project would provide multi-family dwellings specifically reserved for seniors in a community largely dominated by single family residential units. This project would include one, two and three bedroom dwellings which could accommodate a variety of family sizes. Finally, the project would result in 25 new low and 24 new moderate income housing units in the eastern EastLake community.
	Provide for a range of intensity and product type consistent with each residential land use designation.	The proposed project would provide multi-family residential dwelling units in an area largely dominated by single family residences, thereby supporting this policy of creating a mix in residential housing types within the EastLake community.
	Adopt development standards that encourage design innovation in housing and site planning concepts that are consistent with quality residential development.	The project is subject to review and approval by the City's Design Review Commission. The project incorporates numerous architectural features including different roof types and material, a multitude of exterior colors, undulation in building shape, multiple floor plans and elevations, building rotation, recessed balconies and absent corner units to reduce massing and create a

**TABLE 5.1-1**  
**General Plan and General Development Plan Policy Consistency with the Proposed Project**

Policy Number	Policy Text	Consistency Analysis
		unique urban community. The project would feature different roof types and material, a multitude of exterior colors, undulation in building shape and rotation and recessed balconies and absent corner units to provide the appearance of a unique urban community. Landscape plans for the site would also help reduce the appearance of massing and increase undulation at the edges of the development.
<b>I.1.3.4 - Commercial Goals</b>		
	Provide for development of commercial and employment uses that enhance public and private economic interests.	The proposed project would not result in development of a commercial facility. Limited employment would occur during construction and upon sale of homes. Employment may include home care nurses or assistants, landscape and/or maintenance staff and facility/activity directors associated with the community center. These jobs would be limited; the project would not constitute a significant increase in local employment opportunities.
	Create strong linkages between the City of Chula Vista, EastLake and the Olympic Training Center.	Location of a senior residential community adjacent to the OTC would help strengthen the connection between this facility and existing and future residents of the Chula Vista community. Should the applicant build the optional pedestrian trail connection, direct access to the OTC could be established which would further foster a pedestrian linkage between the facility and surrounding residential community.
	Encourage facilities that support emerging shopping trends.	The proposed project is a residential development which would support shopping areas, such as the community shopping center directly north of the project site, the Otay Ranch Freeway Commercial site, located approximately 1.8 miles, and the Eastern Urban Center (EUC) , approximately 2.5 miles west of the project site.

**East Area Plan.** The City of Chula Vista General Plan includes four area plans: Southwest Area Plan, Northwest Area Plan, East Area Plan and Bayfront. The project site is located within the East Area Plan, the largest planning area in Chula Vista. The plans and policies contained within the East Area Plan are extensions and additions to those contained in the various elements of the General Plan. Applicable plans and policies focused on the East Area Plan are listed in *Table 5.1-1*.

**Economic Development.** The Economic Development Element of the General Plan is designed to help develop and guide employment and business opportunities in Chula Vista, and encourage appropriate economic development. Applicable economic development policies are listed in *Table 5.1-1*.

**Housing.** The Housing Element provides a comprehensive analysis of basic housing data and population growth projections. The analysis forms the basis from which goals, objectives, and action plans are developed in order to address housing-related issues. Applicable housing policies related to the proposed project are listed in *Table 5.1-1*.

**Public Facilities and Services.** The Public Facilities and Services Element describes the facilities and services provided by the City or other public agencies and include: water, sewer, drainage, police, fire protection, emergency services, schools, libraries, parks and recreation, art and culture, childcare, health and human services, civic facilities, energy and power, telecommunications and solid waste. Applicable policies identified in the Public Facilities and Service Element are listed in *Table 5.1-1*:

**Environmental.** The Environmental Element describes the policy framework for improving sustainability through the responsible stewardship of Chula Vista's natural and cultural resources, promotion of environmental health, and protection of persons and property from environmental hazards and noise. Applicable policies identified in the Environmental Element are listed in *Table 5.1-1*.

**Growth Management.** The Growth Management Element directs the pattern of community development through a set of comprehensive goals, objectives and planning policies. The applicable growth management policies are listed in *Table 5.1-1*.

### EastLake III General Development Plan

The land use designations for the EastLake III community are specified by the approved EastLake III GDP for those incorporated areas of the City of Chula Vista generally located east of Salt Creek, west of Otay Lakes, south of Proctor Valley Road and north of the city limits of



San Diego. The EastLake III GDP area consists of the EastLake Woods residential development, EastLake Vistas neighborhood, the OTC and the “panhandle” parcel. The Chula Vista City Council adopted the EastLake III GDP July 17, 2001 with Resolution No. 2001-220. The major components of the GDP include the goals and objectives of the GDP, adopted GDP land use map with development and conservation standards, and implementation plan for development phasing and community facilities and improvements.

The adopted GDP contemplates Commercial-Tourist uses at the project site in order to accommodate the visitor commercial component of the GDP. Suitable Commercial-Tourist uses may include a hotel or small destination resort that would support the OTC.

### EastLake III SPA Plan

The July 2001 SPA Plan refines and implements the goals, objectives and policies of the General Plan and GDP. The SPA Plan describes the site’s intended use as “a tourist commercial site that would provide visitor accommodations and restaurant use adjacent to the OTC, specifically overnight lodging, conference space and food service in a resort setting.”

### City of Chula Vista MSCP Subarea Plan

The overall purpose of the Chula Vista Multiple Species Habitat Conservation Plan (MSCP) Subarea Plan is to provide conservation of sensitive habitats and species within the MSCP preserve system. The Subarea Plan provides specific assurances that much of the remaining natural habitat within the City is preserved and managed to provide for the survival of sensitive plant and wildlife species in perpetuity. The EastLake III SPA Plan area, which encompasses the project site, is outside of areas proposed for inclusion in the MSCP preserve system (see *Figure 5.9-1, MSCP Subarea Plan* in *Section 5.9, Biological Resources*). However, the EastLake III GDP is subject to the Habitat Loss and Incidental Take (HLIT) ordinance for impacts to least Bell’s vireo (*Vireo bellii pusillus*) and Otay tarplant (*Deinandra conjugens*).

In order to protect the MSCP Preserve, adjacency requirements and guidelines have been included in the Subarea Plan (City of Chula Vista 2003). All new developments are required to adhere to these guidelines. These guidelines fall into six main categories; drainage, toxic substances, lighting, noise, invasives and buffers. A summary of each category is provided below:

### *Drainage*

- All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials and other elements that might degrade or harm the natural environment or ecosystem processes within the Preserve.
- Developments must implement urban runoff and drainage plans which will create the least impact practicable for all development adjacent to the Preserve.
- Pursuant to the San Diego Regional Water Quality Control Board Municipal Permit, and the City of Chula Vista Storm Water Management Standards Requirements Manual, all development and redevelopment located within or directly adjacent to or discharging directly to an environmentally sensitive area are required to implement site design, source control and the treatment control BMPs listed in *Section 5.4* of this EIR.
- All National Pollution Discharge Elimination System (NPDES)-regulated projects shall implement a combination of BMPs as close to potential pollutant sources as feasible.
- The project shall conform to the City of San Diego's Source Water Protection Guidelines for New Development [2004].

***Toxic Substances.*** All uses that generate substances that are potentially toxic or impactful to wildlife, sensitive species, habitat or water quality need to incorporate methods on their site to reduce impacts caused by the application and/or drainage of such materials into the Preserve. Methods shall be consistent with requirements of the Regional Water Quality Control Board (RWQCB) and NPDES standards.

***Lighting.*** Lighting of all developed areas adjacent to the Preserve should be directed away from the Preserve wherever feasible and consistent with public safety. Where necessary, development shall provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the Preserve and sensitive species from night lighting. Consideration shall be given to the use of low-pressure sodium lighting.

***Noise.*** Uses in or adjacent to the Preserve should be designed to minimize noise impacts. Berms or walls shall be constructed adjacent to commercial areas and any other use that may introduce noises that could impact or interfere with wildlife utilization of the Preserve. Excessively noisy uses or activities adjacent to breeding areas, including temporary grading activities, must incorporate noise reduction measures or be curtailed during the breeding season of sensitive bird species, consistent with Table 3-5 of the MSCP Subregional Plan (City of Chula Vista 2003).

***Invasives.*** No invasive non-native plant species shall be introduced into areas immediately adjacent to the Preserve. All open space slopes immediately adjacent to the Preserve shall be planted with native species that reflect the adjacent native habitat. Appendix L of the Subarea Plan contains the “Wildland/Urban Interface: Fuel Modification Standards” which contains a plant list for mitigation or buffer plan consultation (City of Chula Vista 2003).

### City of Chula Vista Greenbelt Master Plan

Since FSEIR #01-01 was approved, the City has adopted the Chula Vista Greenbelt Master Plan. The Land Use and Transportation Element of the City’s General Plan discusses the concept of a greenbelt surrounding the City, describes the major components and includes a diagram of the physical layout of the Open Space network. The Greenbelt Master Plan provides guidance and continuity for planning open space and constructing and maintaining trails that encircle the City. For planning purposes, the Greenbelt is divided into eight segments, one of which is the Otay Lakes Segment. The proposed project site is located immediately to the west of the Otay Lakes Segment of the Chula Vista Greenbelt.

The Otay Lakes Segment encompasses both Upper and Lower Otay Reservoir and connects to the Salt Creek Segment to the west, Otay Valley Regional Park Segment to the south and the San Miguel Segment to the north. Recreational amenities associated with the Otay Lakes Segment include bike paths, a pedestrian path, views of Otay Lakes, and equestrian trails. The developer will be required to construct any additional improvements, if needed, to achieve the continuity of the pedestrian trail throughout the project.

### SANDAG Regional Growth Management Strategy

The San Diego Association of Governments (SANDAG) Regional Growth Management Strategy (1993) addresses growth management with a quality of life approach. This strategy includes standards, objectives and recommended actions for nine quality of life factors: air quality, transportation/congestion management, water sewage disposal, sensitive lands and open space preservation and protection, solid waste management, hazardous waste management, housing and economic prosperity.

### City of Chula Vista Municipal Zoning Code

The City of Chula Vista’s zoning standards are found in Title 19 of the City’s municipal code. As previously mentioned, the project site is within the East Area Plan, which is zoned as Planned Community (P-C). As defined in Section 19.48.010, the purpose of the P-C zone is the following:

- To provide for the orderly preplanning and long-term development of large tracts of land which may contain a variety of land uses, but are under unified ownership or development control, so that the entire tract will provide an environment of stable and desirable character;
- To give the developer reasonable assurance that sectional development plans prepared by him in accordance with an approved general development plan will be acceptable to the city. Sectional development plans may include subdivision plans and /or planned unit development as provided for in this title; and
- To enable the city to adopt measures providing for the development of the surrounding area compatible with the planned community zone.

### 5.1.3 Thresholds of Significance

The following significance criteria included in Appendix G of the CEQA guidelines will determine the significance of a land use impact.

Would the project:

- 1) Physically divide an established community?
- 2) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- 3) Conflict with any applicable habitat conservation plan or natural community conservation plan?

### 5.1.4 Environmental Impacts

#### Land Use Compatibility

The proposed EastLake Senior Housing project would include the development of 13 four-story buildings, on-site circulation and park/recreation facilities. This multi-family residential development will occur adjacent to single- and multi-family residential and commercial uses associated with the EastLake Vistas neighborhood to the north and in the vicinity of single- and multi-family residential uses. The Lower Otay Reservoir, an open water storage facility (lake) owned and operated by the City of San Diego, is located to the east. The OTC is located adjacent and to the west of the project site. Other nearby residential communities include

EastLake Woods and Rolling Hills Ranch to the north, EastLake Trails and EastLake Greens to the northwest and Otay Ranch to the south and west. Activities and events that occur at the OTC may adversely affect the project site with regard to noise, however, due to the sporadic timing of these events and the fact that they would be considered temporary, impacts are considered less than significant.

***Optional Construction Road:*** Due to the temporary nature of this optional feature, incompatibility issues with surrounding land uses including the OTC would be less than significant. However, this road may present temporary safety hazards to Wueste Road and recreational trail uses who pass by the facility at the base of the hill. In order to protect the public from this potential land use incompatibility, mitigation is provided (see *Section 5.5, Traffic Circulation and Access*).

***Optional Pedestrian Trail:*** Development of the optional trail feature would help unify the seniors community with neighboring OTC. This trail would not create a barrier between these two distinct communities, but would instead provide an avenue to interact. Therefore, no land use compatibility impact would result.

### **Would the project physically divide an established community?**

The project would not physically divide an established community. The proposed project would be located in an area planned for urban land uses. Therefore, community interaction that occurs as a result of uses to the north and west would not be disrupted as a result of the project. Additionally, the project has always been planned for development, therefore, impacts related to division of established communities are considered to be less than significant.

***Optional Construction Road:*** The optional temporary construction access road would not divide an established community as it is proposed for location on an undeveloped slope. The roadway would cross an existing recreational trail at the base of the proposed roadway grade, although this facility would not preclude pedestrians/bicyclists from using the trail, temporary use of this access road by construction vehicles may result in a potential conflict. However, placement of this feature in its proposed location would not impact the contiguity of an established community.

***Optional Pedestrian Trail:*** The optional trail would not divide an established community as it is proposed for location on an undeveloped hillside between the proposed project site and OTC. Development of this trail would actually serve to connect the proposed project and OTC, thereby creating an opportunity to enhance coordination and interaction across the two distinct communities. In summary, placement of the trail in its intended location would not impact the

contiguity of an established community. The trail would serve as a benefit in that it would foster interaction between the proposed senior and OTC communities.

**Would the project conflict with applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?**

### Chula Vista General Plan

As stated previously, the City of Chula Vista General Plan (December 2005) establishes goals and objectives to provide guidance in the growth of the City. The proposed project is inconsistent with the current General Plan designation and will require a General Plan Amendment (Tourist-Commercial to Residential-High designation). See *Figure 3-4, Adopted and Proposed General Plan Land Use Designations*.

*Table 5.1-1, General Plan Policy Consistency with the Proposed Project* below lists the policies in the City of Chula Vista's General Plan that are related to the proposed EastLake III Senior Housing Project and includes a discussion of the proposed project's consistency with each relevant policy. Based on the analysis contained in *Table 5.1-1*, the project would be consistent with many of the General Plan policies that have been adopted to reduce environmental effects, but would be inconsistent with the following policies:

**ED 6.1** – Pursue actions to support development of tourism in the City.

**ED 6.3** – Through subsequent planning programs, develop and promote various portions of the City, including the Chula Vista Bayfront, the Third Avenue District, Eastlake and the area surrounding Otay Lakes, as regional visitor destinations that could include hotels, meeting space and conference facilities.

**ED 6.4** – Plan and develop regional-serving commercial centers in identified areas throughout the City.

**Housing Element 6.1.1** – Implement Federal and State Conservation Laws - The Planning and Building department shall require new developments to comply with applicable Federal, State, regional, and local policies and regulations regarding energy and water conservation and air quality improvement.

**PFS 5.6** – Encourage crime watch programs in all neighborhoods.

**PFS 6.3** – Encourage Crime Prevention Through Environmental Design (CPTED) techniques in new development and redevelopment projects.

**EE 3.3** – Where safe and feasible, promote and facilitate the continued use of recycled water in new developments, and explore opportunities for the use of recycled water in new redevelopment projects.

**EE 11.1** – Provide an integrated network of open space areas as needed throughout the City to serve residents as well as to serve as a regional asset and attractor of visitors (e.g., on the Bayfront and within the Otay River Valley).

### EastLake III General Development Plan

Features of the GDP that would be affected by the proposed GDP Amendment include Olympic Parkway and the land use designation for the proposed project site. The project's relationship to residential and commercial goals of the GDP are included in *Table 5.1-1, General Plan and General Development Plan Policy Consistency with the Proposed Project*. Olympic Parkway is currently signalized at the entrance of the OTC and at Wueste Road. An amendment to the GDP is needed to change the project site from Commercial Tourist to Residential-High; adding 494 dwelling units, changing the total permitted units from 2,061 to 2,555. *See Figure 3-5, Adopted and Proposed General Development Plan*. The project site has always been planned for development as part of the EastLake community. The changes in land uses are not considered significant because the proposed changes would not result in significant land use incompatibility impacts. The change in land use would mean that goals and objectives related to commercial development in the GDP would not be met. However, the goals and policies related to residential development would be fulfilled, including providing unique private communities overlooking the Lower Otay Reservoir and mountains along the eastern edge of the plan area; and encouraging emerging housing concepts and provide a variety of housing types to meet the needs of various age groups, income levels and family sizes. Therefore, the proposed project would not result in inconsistencies with policies of the EastLake III General Development Plan that have been adopted to avoid environmental impacts, and would therefore not result in significant impacts.

### EastLake III SPA Plan

The EastLake Senior Housing Project area is designated as Tourist Commercial in the EastLake III SPA Plan. The proposed project would conflict with this designation and would be amended

to Residential-High to accommodate the proposed development. See *Figure 3-6 Adopted and Proposed Site Utilization Plan* from the SPA. The SPA conceptualized the project parcel as being a semi-destination resort, in part related to the OTC. The proposed land use does not relate to this concept but rather provides for an active senior community. Upon amending the land use designation, the concept for the parcel will also change to reflect the proposed project.

The SPA indicated that entry from the project onto Olympic Parkway should be coordinated with the commercial area to the north of the project parcel. Additionally, fencing should be coordinated with the OTC, a greenbelt edge should be provided, and landscaping along Olympic Parkway and Wueste Road should be consistent and unify with adjacent parcels. The project will be consistent with these design guidelines and regulations of the SPA. The project is consistent with policies of the EastLake III SPA Plan that are adopted to reduce environmental impacts therefore any impact would be less than significant. The SPA states that “a cluster of increased intensity development is located at the southern end of the EastLake Vistas neighborhood to complement and enhance uses at the OTC. Residential development in the medium, medium high and high density categories is proposed along with retail tourist oriented commercial uses” (EastLake III SPA Plan, July 2001). Therefore, as stated in the SPA, increased intensity development, such as the proposed project, complements the uses at the OTC. The project will require a SPA Amendment which will eliminate the inconsistency in proposed land use.

### City of Chula Vista Greenbelt Master Plan

The proposed project is located within the Otay Lakes Segment of the Greenbelt Master Plan and is not within a designated greenbelt area (Figure 15, City of Chula Vista Greenbelt Master Plan Draft, City of Chula Vista, 2003). Specific recommendations are given in the plan regarding trails and greenbelt, however, none of these recommendations are directly related to the proposed EastLake III Senior Housing Project. However, a trail spur from the existing trail west of Wueste Road would connect the project site to the regional trail system thus providing residents with access to recreational amenities which would further the goals of the Greenbelt Master Plan, as shown in *Figure 5.1-2, Eastlake III SPA Trails Plan*. The proposed project would not conflict with the Greenbelt Master Plan.



Figure 5.1-2, Eastlake III SPA Trails Plan

### SANDAG Regional Growth Management Strategy

The EastLake Senior Housing project would be consistent with the SANDAG Regional Growth Management Strategy in that mitigation measures have been incorporated into the project to reduce impacts associated with transportation/congestion management, water sewage disposal, sensitive lands and open space preservation and protection, and solid waste management.

### Chula Vista Municipal Zoning Code

The project would not involve a change of zoning designation. The project is located adjacent to two scenic highways and is therefore subject to the provisions for the Precise Plan Modifying District (“P” District), as established in Chapter 19.56 of the City of Chula Vista Municipal Code (City of Chula Vista 1998). The purpose of the Precise Plan Modifying District is to allow diversification in the spatial relationship of land uses, density, buildings, structures, landscaping and open spaces, as well as design review of architecture and signs through the adoption of specific conditions of approval for development of property in the City (City of Chula Vista, 1998). Multiple-family dwelling units within this District are required to be reviewed by the design review committee. The proposed project will follow the regulations as outlined in the Municipal Code and will be subject to design review. Therefore, there is no policy conflict with the City’s Zoning Ordinance or any provision of the Zoning Ordinance adopted for the purposes of avoiding or mitigating an environmental impact, therefore impacts are less than significant.

***Optional Construction Road:*** Construction of the temporary access road would not result in permanent inconsistencies with General Plan or other city planning/policy documents. The optional road may result in inconsistencies with policies related to conformance with the City’s open space and habitat conservation plans, however mitigation is provided to reduce these potentially significant temporary impacts (see *Section 5.5, Traffic Circulation and Access and Section 5.9, Biological Resources*).

***Optional Pedestrian Trail:*** As indicated in *Table 5.1-1*, the addition of this optional project feature would help the project be consistent with policies related to promotion of non-motorized transportation opportunities, support of the City’s trail system and other recreational directives. The trail’s potential impact to sensitive biological resources (encapsulated in several General Plan policies and the City’s MSCP Subarea Plan), would be potentially significant. To reduce the potential for significant biological resources impacts, mitigation is provided (see *Section 5.9, Biological Resources*).

### **Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?**

The proposed project would consist of the 19.6 acre developed site and a 0.01 acre off-site emergency access connection to the OTC. The project would be located within an area proposed for development in the City's MSCP Subarea Plan. The project site is not a "covered project" within the MSCP Subarea Plan. Due to lack of impacts to sensitive biological resources on the project site, consistency with the Subarea Plan would occur regardless of the fact that the site is not a "covered project." However, the project site is located adjacent to land that is intended for conservation as part of the City of San Diego's Subarea Plan (City of San Diego "Cornerstone Lands"), therefore indirect impacts to conservation areas could potentially occur. In order to minimize potential indirect impacts from occurring, mitigation is provided (see *Section 5.9, Biological Resources*).

**Optional Construction Road:** This optional feature would impact disturbed habitat located south of the project site. The area proposed for the road was disturbed during original grading of the site and was revegetated with ornamental vegetation. Disturbed habitat is not considered significant in the City's Subarea Plan, therefore impacts would be less than significant and mitigation would not be required. However, this feature's location within an area containing suitable habitat for narrow endemic plants would result in a potentially significant impact. No sensitive narrow endemics were identified during the site survey but due to timing they could still be present, therefore, mitigation is provided (see *Section 5.9, Biological Resources*).

**Optional Pedestrian Trail:** This optional feature would impact disturbed habitat and developed habitat. Disturbed habitat is not considered significant in the City's Subarea Plan, therefore impacts would be less than significant and mitigation would not be required. However, similar to the temporary construction access road, this feature's location within an area containing suitable habitat for narrow endemic plants would result in a potentially significant impact. Mitigation is provided (see *Section 5.9, Biological Resources*).

### **5.1.5 Level of Significance Prior to Mitigation**

Potentially significant, temporary land use conflicts may occur between the proposed construction access road, Wueste Road and recreational trail users. The proposed optional pedestrian trail connection to the OTC and the temporary construction access road locations would conflict with the City's Subarea Plan relative to the potential for narrow endemics.

### 5.1.6 Mitigation Measures

Mitigation for the potential temporary conflict between the construction access road, Wueste Road and the pedestrian trail is provided in *Section 5.5, Traffic Circulation and Access*. Mitigation for potential trail and construction road incompatibilities with the City's MSCP Subarea Plan are included in *Section 5.9, Biological Resources*.

### 5.1.7 Significance of Impacts after Mitigation

Implementation of mitigation measures in *Section 5.5, Traffic Circulation* and *Section 5.9 Biological Resources* would reduce significant impacts related to land use and planning issues to a level below significance.